



Tigard Development - Design Workshop

2014/08/14

Ash & Burnham / Ash & Commercial

Notes from August 11, 2014, 2-4PM

@ The Center for Architecture, 403 NW 11th Avenue, Portland, OR 97209

Attendees:

Jeff Stuhr	Holst Architecture
Dave Otte	Holst Architecture
Brian Kimura	Holst Architecture
Councilor Marland Harrison	Tigard City Council
Tom Murphy – Chair	City Center Advisory Commission
Richard Shavey	City Center Advisory Commission
Calista Fitzgerald	Tigard Planning Commission
Elise Shearer	Tigard Transportation Advisory Committee
Steve DeAngelo – President	Tigard Downtown Alliance
Chris Gartek	Tigard Dog Park Committee
Neal Brown	
George Diamond	
Nick Diamond	
John Spencer	
Craig Dirksen – Councilor	Metro
Megan Gibb	Metro
Gerry Uba	Metro
Kenny Asher – Community Development Director	Tigard City Staff
Sean Farrelly – Redevelopment Project Manager	Tigard City Staff
Lloyd Purdy – Economic Development Manager	Tigard City Staff
Steve Martin – Parks and Facilities Manager	Tigard City Staff

Meeting Notes (by Dave Otte)

Introduction:

Kenny Asher provided an introduction to the goals and schedule of the project, noting we are at the beginning phase of establishing the feasibility of development on the two properties. The goal of the workshop is to keep all stakeholders informed of the process and to provide a venue for feedback about the design.

Site 1: Ash & Burnham:

Holst Architecture presented the preferred alternative for Ash and Burnham, which includes 128 units across four buildings on 3.4 acres, 2.4 of which are buildable. Three of the buildings would be along Fanno Creek Park and would be three stories tall, with a shared public space adjacent to the park between buildings 1 and 2. The fourth building would be on the SW corner of Ash and Burnham and would be 5 stories tall, with approximately 5,000 square feet of space on the ground floor for commercial or amenity use. The parking ratio would be 1:1, resulting in 128 parking spaces



on a surface lot on the south end of the parcel with some “tuck under” parking beneath buildings 1, 2, and 4. Building 4 would replace the existing dog park. Sean Farrelly noted there is a proposal to move the dog park adjacent to Fanno Creek Park to the north of Ash Street. Comments included ideas for setback balconies on the 5 story building, community spaces on the roofs for views of Fanno Creek Park, and community gardens in the shared public spaces. There were concerns around parking and safety for the dog park, and a concern for the parking needs of residents that have more than one car.

Site 2: Ash & Commercial

Holst Architecture presented three schemes for Ash and Commercial.

The first scheme included a 14,000 sf mid-block parcel with 20 units in a four story building including 2820sf of ground floor space for retail, lobbies, and amenities. On grade and tuck-under parking would be included for 26 cars, which accounts for a 1:1 residential ratio and 6 spaces for retail.

The second scheme included the parcel on the corner of Ash and Commercial for a 38,000 sf site and a new space for Eagles Club on the ground floor. This scheme yields a three story building with 44 residential units on two floors over a ground floor of 2775 sf of retail and 6898 sf for Eagles, with surface and tuck-under parking at the rear of the lots for 63 parking spaces total. This accounts for a 1:1 parking ratio for the residential units, 12 spaces for Eagles Club, and 7 spaces for the retail.

The third scheme also includes the corner of Ash and Commercial for a 38,000 sf site but assumes Eagles Club would not be accommodated on site. This allows for more residential parking, resulting in 64 units with a 1:1 parking ratio, and 2925 sf of ground floor retail with 7 parking spaces.

Comments included the sentiment that smaller sites like these in Downtown Tigard should be considered for reductions in required parking, as the parking ratio ends up driving the development size and yields heights and densities significantly less than what is allowed and intended by the zoning code. Other commenters noted that development of this site is less likely or viable today than Site 1, and that site 1 should be considered the priority for Tigard.

Precedent Studies:

Holst Architecture presented a number of precedent studies to the group including similar projects local to the Southwest region of the Portland Metro area, sustainable projects, modern vs. traditional designs, options for materiality, and open space / exterior designs.

In no specific order of importance, the following themes came out of the discussion:

- Preference for aesthetics that are sympathetic to the nature of Fanno Creek and the transitional nature of this part of Tigard.
- Avoid “risky” or “uncomfortable” or “dead space” designs.
- Use color and natural materials with articulation, balconies, step backs, and detail. Avoid boxes, smooth planes, and monotonous facades.



- The majority of commenters preferred sloped roofs, but that sentiment was not unanimous. There was a majority opinion that the design should be a realistic blend of traditional aesthetics that can bridge to the younger generations.
- Capitalize on Fanno Creek and the natural environment surrounding the site – integrate the creek whenever possible.
- Sustainability measures should be simple and integral to the design rather than tacked on. Orientation, shading, connections to nature, etc.

Conclusion:

Kenny Asher concluded the meeting. He noted next steps include a development agreement with George Diamond that is about 90 days out, and then working on final design and permitting. Kenny noted the goal of beginning construction in July 2015. He urged all attending stakeholders to actively participate in the future of these projects, and to continue to provide their perspectives and expertise to ensure that the projects progress for the benefit of Tigard.

Photos:









End of Meeting Notes

(Please contact Holst Architecture with any comments or corrections to these meeting notes within 5 days of receipt)